

CHAPTER 20 – LAND USES

20.05. RESIDENTIAL LAND USE DISTRICTS

20.05.05. Residential Areas. The areas of the City that are designated as residential densities implement the policies of the City’s Comprehensive Plan and are identified on the City’s Zoning Map. Full urban services are to be provided.

20.1

Six residential zones establish varied levels of residential densities and uses.

20.05.10. Purpose.

1. **R1 Residential Urban High Density District (1,000)**

The R1 District is intended to establish high density residential developments where a minimum land area of 1,000 square feet is available for each dwelling unit. [ORD 4584; June 2012]

2. **R2 Residential Urban Medium Density District (2,000)**

The R2 District is intended to establish medium density residential developments where a minimum land area of 2,000 square feet is available for each dwelling unit. [ORD 4584; June 2012]

3. **R4 Residential Urban Medium Density District (4,000)**

The R4 District is intended to establish medium density residential developments where a minimum land area of 4,000 square feet is available for each dwelling unit. [ORD 4584; June 2012]

4. **R5 Residential Urban Standard Density District (5,000)**

The R5 District is intended to establish standard density residential developments where a minimum land area of 5,000 square feet is available for each dwelling unit. [ORD 4584; June 2012]

5. **R7 Residential Urban Standard Density District (7,000)**

The R7 District is intended to establish standard density residential developments where a minimum land area of 7,000 square feet is available for each dwelling unit. [ORD 4584; June 2012]

6. **R10 Residential Urban Low Density District (10,000)**

The R10 District is intended to establish low density residential home sites where a minimum land area of 10,000 square feet is available for each dwelling unit. [ORD 4584; June 2012]

20.05.15. SITE DEVELOPMENT STANDARDS

Site Development Standards support implementing development consistent with the corresponding zoning district. All superscript notations refer to applicable regulations or clarifications as noted in footnotes below. [ORD 4652; February 2015]

Development Standards Superscript Refers to Footnotes	R1	R2	R4	R5	R7	R10
A. Minimum Land Area ¹ (square feet)	1,000	2,000	4,000	5,000	7,000	10,000
B. Minimum and Maximum Residential Density	Refer to Sections 20.25.05. and 20.25.15.B.					
C. Lot Dimensions ¹⁶						
1. Minimum Width						
a. Interior	14	14	24 / 40 ²	0	65	80
b. Corner	20	20	24 / 40 ²	0	70	90
2. Minimum Depth						
a. Interior	None	None	80	0	90	120
b. Corner	None	None	80	0	80	110
D. Minimum Land Area (square feet) for Land Divisions on Sites Less than Two Acres ^{3 16}	N/A	N/A	N/A	4,500	6,300	9,000
E. Lot Dimensions for Land Divisions Less than Two acres ¹⁶						
1. Minimum Width						
a. Interior	N/A	N/A	N/A	0	65	75
b. Corner	N/A	N/A	N/A	0	70	85
2. Minimum Depth						
a. Interior	N/A	N/A	N/A	0	90	110
b. Corner	N/A	N/A	N/A	0	80	100
F. Minimum Yard Setbacks ^{4 16}						
1. Front	10	10	10	15	17	25
2. Side	0 or 5 or 10 ⁵	0 or 5 or 10 ⁵	0 or 5 10 or 5 ⁶	5	5	5
3. Rear	15	15	15	20	25	25
4. Garage ⁷	5 or 18.5 ⁸	5 or 18.5 ⁸	20	20	20	20
5. Garage Door to Rear ⁹	24	24	24	24	24	24
6. Minimum Between Buildings ¹⁰	6	6	6	6	6	6

Development Standards Superscript Refers to Footnotes	R1	R2	R4	R5	R7	R10
Development Standards Superscript Refers to Footnotes	R1	R2	R4	R5	R7	R10
G. Reduced Yard Setbacks^{11 16}						
1. Front	N/A ¹⁷	N/A ¹⁷	10	10	10	10
2. Rear	N/A ¹⁷	N/A ¹⁷	5	5	5	5
3. Side	5 ¹²	5 ¹²	5	5	5	5
4. Garage	N/A ¹⁷	N/A ¹⁷	20	20	20	20
H. Building Height						
1. Maximum	60	40	35	35	35	35
Wireless Communication Facilities						
I. Maximum Height						
1. WCF ¹³	80	80	80	80	80	80
2. WCF in Right-of-Way ¹³	30	30	30	30	30	30
3. Equipment Shelters ¹⁴	12	12	12	12	12	12
4. Roof Mounted Antennas	Shall not extend above maximum height of underlying zone or increase the height of any building which is nonconforming due to height.					
J. Yard Setbacks¹⁵						
1. Requirements	Shall comply with underlying zoning district requirements					
2. Other	Refer to 60.70.35.14.A and B					

All Dimensions are in Feet.

- For Detached, minimum land area per dwelling unit in the R5, R7, and R10 zones. For Attached and Detached, minimum parent parcel of land area per dwelling unit in the R1, R2, and R4 zones. [ORD 4584; June 2012]
- 24 foot lot width is required for attached dwellings, 40 feet for detached dwellings.
- Minimum lot area in conjunction with a land division application where the resulting average lot size within the land division is no less than the minimum lot size of the zone. Refer to Section 40.45.
- R4 lots that abut property zoned R5, R7, or R10 shall provide the abutting district setbacks for any setback, which abuts that district.
- If dwellings are attached 0 side yard. Side which is not attached 5 feet. If abutting lower density residential zone 10 feet.
- If dwellings are detached, 5 feet. If dwellings are attached, 0 feet with 10 feet for sides not attached. [ORD 4584; June 2012]
- Carports shall meet the same yard setbacks as the dwelling. Garage setbacks shall be measured from the elevation containing the garage door and vehicle entrance of carports to the property line. For all other garage elevations, the building setback applies.
- Either no greater than 5 feet or a minimum of 18.5 feet.
- Measured from garage door elevation to opposite side of the alley right-of-way, common access way, common driveway, or access easement line.
- Minimum spacing between buildings on the same parcel or in the same development.
- Upon approval of Flexible Setback 40.30 application.
- Allowed except where abutting a lower density zone where standard setback is applied.
- Inclusive of antenna.
- At-grade equipment shelters.
- Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters

- 1 16. In the South Cooper Mountain Community Plan Area Lot Dimensions and Yard Setbacks for proposed Compact Detached Housing shall comply with the
- 2 standards and/or Guidelines in Section 60.05.(Design Review) and Section 60.35 (Planned Unit Development). [ORD 4654; March 2015]
- 3 17. Not eligible for Flexible Setback application. Any reduction shall be subject to Adjustment or Variance application process.

20.05.20. LAND USES

The following Land Uses are classified in the following three categories: Permitted (P) including their accessory uses and structures, Conditional Uses (C), or Prohibited (N) uses as identified in the table below for Residential Zoning Districts. All superscript notations refer to applicable Use Restrictions Section 20.05.25. [ORD 4584; June 2012]

Category and Specific Use Superscript Refers to Use Restrictions		R1 ¹¹	R2 ¹¹	R4 ¹¹	R5 ¹¹	R7 ¹¹	R10
		P: Permitted C: Conditional N: Prohibited					
Residential							
1. Care	A. Care Facilities	P	P	P	P	P	P
2. Dwellings	A. Accessory Dwelling Units	P	P	P	P	P	P
	B. Attached ¹	P	P	P	N C ²	N	N
	C. Detached ¹²	P	P	P	P	P	P
	D. Home Occupation	P	P	P	P	P	P
	E. Manufactured and Mobile Homes ³	N	P ⁴	P	P	P	P
	F. Manufactured and Mobile Homes Parks and Subdivisions	N	C	C	P	N	N
	G. Planned Unit Development	C	C	C	C	C	C
Commercial							
3. Care	A. Hospitals	C	C	C	C	C	C
	B. Medical Clinics	C	C	C	C	C	C
	C. Child Care Facilities	C	C	C	C	C	C
	D. Residential Care Facilities	C	C	C	C	C	C
4. Lodging	A. Temporary Living Quarters	C ⁵	C ⁵	C ⁵	N	N	N
5. Storage	A. Self-Storage Facilities	C	C	C	N	N	N
	B. Storage Yards ⁶	C	C	C	C	C	C
6. Marijuana Dispensary, Retail Marijuana Sales, Wholesale Marijuana Sales, Marijuana Processing		N	N	N	N	N	N

Category and Specific Use Superscript Refers to Use Restrictions		R1 ¹¹	R2 ¹¹	R4 ¹¹	R5 ¹¹	R7 ¹¹	R10
		P: Permitted C: Conditional N: Prohibited					
Civic							
7. Cemetery		C	C	C	C	C	C
8. Education	A. Educational Institutions	C	C	C	C	C	C
	B. Commercial Schools	N	N	N	N	N	N
9. Places of Worship		C	C	C	C	C	C
10. Public Buildings and Uses	A. Non-Profit Public Services in Public Buildings	P ⁷	N	N	N	N	N
	B. Public Buildings	C	C	C	C	C	C
	C. Public Sewer and Water and Utility Transmission Lines	P	P	P	P	P	P
	D. Public Sewer, Water Supply, Water Conservation and Flood Control Facilities other than Transmission Lines	C	C	C	C	C	C
11. Recreation	A. Public Parks, Parkways, Playgrounds, and Related Facilities	C	C	C	C	C	C
	B. Public Recreational Facilities	C	C	C	C	C	C
	C. Community Gardens	P	P	P	P	P	P
12. Utilities	A. Utility Substations and Related Facilities other than Transmission Lines	C	C	C	C	C	C

Category and Specific Use Superscript Refers to Use Restrictions		R1	R2	R4	R5	R7	R10
		W1: WCF Type 1	W2: WCF Type 2	W3: WCF Type 3	N: Prohibited		
Wireless Communication Facilities (WCF)							
13. New WCF	A. Tower Construction	W3	W3	W3	W3	W3	W3
	B. Attachment to existing or new building or structure not using stealth design	W3	W3	W3	W3	W3	W3
	C. Replacement tower to provide collocation opportunity ⁸	W1	W1	W1	W1	W1	W1
	D. Attachment of a new WCF to buildings or structures and utilize stealth design	W1	W1	W1	W1	W1	W1
	E. Attachment of WCF to existing structures, tower or pole structures ⁹	W1	W1	W1	W1	W1	W1
14. Collocation	A. New WCF on existing WCF tower	W1	W1	W1	W1	W1	W1
	B. New WCF inclusive of antennas on existing WCF tower exceeding height standard	W2	W2	W2	W2	W2	W2
15. Antennas	A. Attachment of antennas to WCF tower or pole structures other than used for cellular phone service	W1	W1	W1	W1	W1	W1

Category and Specific Use Superscript Refers to Use Restrictions		R1	R2	R4	R5	R7	R10
		W1: WCF Type 1	W2: WCF Type 2	W3: WCF Type 3	N: Prohibited		
16. Satellite							
Antennas and Direct to Home Satellite Services	A. DHSS antennas >1 m. in diameter	W2	W2	W2	W2	W2	W2
	B. Up to 2 antennas >2 m. in diameter	N	N	N	N	N	N
	C. Up to 5 antennas >2 m. in diameter	N	N	N	N	N	N
	D. More than 5 antennas >2 m. in diameter	N	N	N	N	N	N

Category and Specific Use Superscript Refers to Use Restrictions		R1	R2	R4	R5	R7	R10
		W1: WCF Type 1	W2: WCF Type 2	W3: WCF Type 3	N: Prohibited		
Wireless Communication Facilities (WCF) in the Right-of-Way							
17. New or Collocation of WCF in the Right-of-Way	A. Tower Construction using stealth design ¹⁰	W3	W3	W3	W3	W3	W3
	B. Tower Construction not utilizing stealth design ¹⁰	N	N	N	N	N	N
	C. Attachment to existing or new building or structure utilizing stealth design ¹⁰	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	D. Attachment to existing or new building or structure not using stealth design ¹⁰	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	E. Attachment of WCF to existing tower or pole structures and utilizing stealth design ¹⁰	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	F. Attachment of WCF to existing tower or pole structures and not utilizing stealth design	N	N	N	N	N	N
	G. Replacement tower to provide collocation opportunity utilizing stealth design ¹⁰	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	H. Replacement tower to provide collocation opportunity not utilizing stealth design ¹⁰	N	N	N	N	N	N
	I. Attachment of WCF to traffic signal light pole	N	N	N	N	N	N

[ORD 4659; June 2015] [ORD 4674; February 2016]

20.05.25. USE RESTRICTIONS

The following Use Restrictions refer to superscripts found in Section 20.05.20. [ORD 4584; June 2012]

1. Existing duplexes as of June 17, 2010 in the R10, R7, and R5 zones are Permitted uses.
2. Duplexes are Conditional Uses, other attached dwellings are Prohibited.
3. The placement of a manufactured home is subject to the design and placement criteria found in Section 60.20.20.
4. Manufactured Homes and Mobile Homes are Permitted in approved Manufactured Home Subdivisions and Parks.
5. Limited to uses of Boarding, Rooming, and Lodging House.
6. Storage yards for recreational vehicles, boats, and trailers owned by residents in a residential development or planned unit development.
7. Only when abutting or directly across the street from Regional Center zones.
8. On a location containing an existing tower supporting one carrier and shall be consistent with previous land use approvals.
9. Not permitted on single family dwellings.
10. W3 when located on streetlights or utility poles in the right-of-way of designated Collector, Neighborhood Route, or Local Streets; W2 when located on streetlights or utility poles in the right-of-way of designated Freeways and Arterial Streets.
11. A Conditional Use Permit-Planned Unit Development pursuant to 40.15.15.4 shall be required for residential development of a site equal to or greater than 10 acres and located within the boundary of the South Cooper Mountain Community Plan Area. [ORD 4654; March 2015]
12. Compact Detached Dwellings on lots fronting common greens, shared courts, or public streets may be permitted on sites that are two acres or greater in size through the Conditional Use-Planned Unit Development process. [ORD 4654; March 2015]

20.10. COMMERCIAL LAND USE DISTRICTS

20.10.05. Corridor and Main Street Areas. These areas of the City implement the Corridor and Main Street policies of the City's Comprehensive Plan and are identified on the City's Zoning Map. Full urban services are to be provided.

Four commercial zones establish varied levels of commercial uses and residential densities.

20.10.10. Purpose.

1. Neighborhood Service (NS)

The NS District is intended to provide minimal areas of service and convenience uses to meet the frequent needs of nearby residents.

2. Community Service (CS)

The CS District is intended to provide for a variety of business types compatible with and of similar scale to commercial activities found principally along the City's major streets.

3. Corridor Commercial (CC)

The CC District is intended to provide Corridors to develop into multiple use employment and service centers.

4. General Commercial (GC)

The GC District is intended to provide businesses requiring extensive land intensive outdoor storage and/or display of merchandise, equipment, or inventory.

20.10.15. SITE DEVELOPMENT STANDARDS

Site Development Standards support implementing development consistent with the corresponding zoning district. All superscript notations refer to applicable regulations or clarifications as noted in footnotes below. [ORD 4584; June 2012]

Development Standards Superscript Numbers Refer to Footnote	NS	CS	CC	GC
A. Minimum Parcel Area - Non-Residential	7,000	7,000	None	7,000
B. Minimum Land Area ¹ - Residential	Refer to Section 20.25.05.			
1. Attached	1,000 / unit	1,000 / unit	1,000 / unit	1,000 / unit
2. Detached	4,000 / unit	4,000 / unit	4,000 / unit	4,000 / unit
C. Lot Dimensions				
1. Minimum Width	70	70	None	70
2. Minimum Depth	100	100	None	100
D. Minimum Yard Setbacks				
1. Front ²	20	20	None	20
2. Side ³				
a. Interior	10	10	None	10
b. Corner	20	20	None	20
3. Rear ⁴	20	20	None	20
E. Minimum Open Air Display Setbacks ⁵				
1. Front	20	20	None	20
F. Building Height				
1. Maximum ⁶	35	60	60	60

- For Attached, minimum parent parcel of land area per dwelling unit; For Detached, minimum land area per dwelling unit.
- Under the conditions outlined in Section 60.05.15.6 of this Code, buildings in commercial zones located on parcels that exceed 60,000 square feet shall be exempt from Section 20.10.15.D.1., minimum front setbacks. Front yard setbacks for parcels in excess of 60,000 gross square feet shall be governed by the Design Review Design Standard specified in Section 60.05.15.6. Any deviation from that standard shall be reviewed through the Design Review Three application process and the corresponding Design Review Design Guideline.
- Under the thresholds outlined in Section 40.30., application may be made for zero side yard setbacks.
- Rear yard setback is applicable to only the portion of the rear yard which abuts a residential zone; otherwise the minimum rear yard setback is 0 feet.
- Where permitted, open air sales / display / storage of merchandise shall be setback at least 20 feet from the front property line. The area shall be designated and subject to Decision Maker approval.
- Maximum building height of any building within 100 feet of a residentially zoned property is 35 feet.

Development Standards Superscript Numbers Refer to Footnote		NS	CS	CC	GC
Wireless Communication Facilities					
G. Maximum Height					
1. WCF ⁷	80	80	80	80	
2. WCF in the Right-of-Way ⁷	30	30	30	30	
3. Equipment Shelters ⁸	12	12	12	12	
4. Roof Mounted Antennas	Shall not extend above maximum height of underlying zone or increase the height of any building which is nonconforming due to height.				
H. Yard Setbacks ⁹					
1. Requirements	Shall comply with underlying zoning district requirements				
2. Other	Refer to 60.70.35.14.A and B				

All Dimensions are in Feet.

- 7. Inclusive of antenna.
- 8. At-grade equipment shelters.
- 9. Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters.

20.10.20. LAND USES

The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Commercial Zoning Districts. All superscript notations refer to applicable Use Restrictions Section 20.10.25.

Category and Specific Use Superscript Refers to Use Restrictions		NS	CS	CC	GC
		P: Permitted	C: Conditional	N: Prohibited	
Residential					
1. Care	A. Care Facilities	P	P	P	P
2. Dwellings	B. Accessory Dwelling Units	P	P	P	P
	C. Attached	C ¹	P	P	P
	D. Detached	C ¹	P	P	P
	E. Home Occupation	P	P	P	P
	F. Manufactured and Mobile Homes	N	N	N	N
	G. Manufactured / Mobile Homes Parks and Subdivisions	N	N	N	N
	H. Planned Unit Development	C	C	C	C
Commercial					
3. Animal	A. Animal Care, Major	C	C	C	C
	B. Animal Care, Minor	P	P	P	P
4. Care	A. Hospitals	C	C	C	C
	B. Medical Clinics	C	C	C	C
	C. Child Care Facilities	C	P	P	P
	D. Residential Care Facilities	C	C	C	C
5. Eating and Drinking Establishment		P	P	P	P
6. Financial Institutions		P	P	P	P
7. Live / Work Uses		P	P	P	P
8. Office		P ²	P	P	P
9. Parking as the Principal Use		N	N	C	P
10. Retail Trade ³		P	P	P	P
11. Marijuana Dispensary ¹³		N	P	P	P
12. Retail Marijuana Sales ¹⁶		N	P	P	P
13. Service Business / Professional Services		P	P	P	P

Category and Specific Use Superscript Refers to Use Restrictions		NS	CS	CC	GC
		P: Permitted	C: Conditional	N: Prohibited	
14. Storage	A. Self-Storage Facilities	N	N	C	P
	B. Storage Yards	N	N	C	P
15. Temporary Living Quarters		N	C	P	P
16. Vehicles	A. Automotive Service, Major	C	C	N	C
	B. Automotive Service, Minor	C	P	C	P
	C. Bulk Fuel Dealerships	C	P	C	P
	D. Sales or Lease	N	N	N	P
	E. Rental	N	C	C	P
17. Drive-Up Window Facilities		P	P	P	P
18. Food Cart Pods ¹⁴		P ¹⁵	P	P	P
Civic					
19. Cemetery		N	N	N	N
20. Education	A. Commercial Schools	C	P	P	P
	B. Educational Institutions	P	P	P	P
21. Places of Worship		C	P C ⁷	P	P
22. Public Buildings, Services and Uses		C	C	C	C
23. Recreation	A. Public Parks, Parkways, Playgrounds, and Related Facilities	P	P	P	P
	B. Recreational Facilities	P	P	P	P
24. Social Organizations		C	P C ⁷	P	P
25. Transit Centers		N	C	C	N
26. Utilities	A. Utility Substations and Related Facilities other than Transmission Lines	C	C	C	C
	B. Transmission Lines	P	P	P	P
Hours of Operation					
27. Uses Operating between 10:00 pm and 7:00 am ^{5 13 16}		P C ⁶	P C ^{6 7}	P	P C ⁸

[ORD 4662; Sept 2015] [ORD 4674; February 2016]

Category and Specific Use Superscript Refers to Use Restrictions		NS W1: WCF Type 1	CS W2: WCF Type 2 N: Prohibited	CC W3: WCF Type 3	GC
Wireless Communication Facilities (WCF)					
28. New WCF	A. Tower Construction	W3	W3	W3	W3
	B. Attachment to existing or new building or structure not using stealth design	W3	W3	W3	W3
	C. Replacement tower to provide collocation opportunity ⁹	W1	W1	W1	W1
	D. Attachment of a new WCF to buildings or structures and utilize stealth design ¹⁰	W1	W1	W1	W1
	E. Attachment of WCF to existing structures, tower or pole structures ¹¹	W1	W1	W1	W1
29. Collocation	A. New WCF on existing WCF tower	W1	W1	W1	W1
	B. New WCF inclusive of antennas on existing WCF tower exceeding height standard	W2	W2	W2	W2
30. Antennas	A. Attachment of antennas to WCF tower or pole structures other than used for cellular phone service	W1	W1	W1	W1
31. Satellite Antennas and Direct to Home Satellite Service	A. DHSS antennas >1 m. in diameter	W1	W1	W1	W1
	B. Up to 2 antennas >2 m. in diameter	W1	W1	W1	W1
	C. Up to 5 antennas >2 m. in diameter	W2	W2	W2	W2
	D. More than 5 antennas >2 m. in diameter	W3	W3	W3	W3

Category and Specific Use Superscript Refers to Use Restrictions		NS W1: WCF Type 1	CS W2: WCF Type 2 N: Prohibited	CC W3: WCF Type 3	GC
Wireless Communication Facilities (WCF) in the Right-of-Way					
32. New or Collocation of WCF in Right-of- Way	A. Tower Construction using stealth design	W3	W3	W3	W3
	B. Tower Construction not utilizing stealth design	N	N	N	N
	C. Attachment to existing or new building or structure utilizing stealth design ¹²	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	D. Attachment to existing or new building or structure not using stealth design ¹²	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	E. Attachment of WCF to existing tower or pole structures and utilizing stealth design ¹²	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	F. Attachment of WCF to existing tower or pole structures and not utilizing stealth design	N	N	N	N
	G. Replacement tower to provide collocation opportunity utilizing stealth design ¹²	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	H. Replacement tower to provide collocation opportunity not utilizing stealth design	N	N	N	N
	I. Attachment of WCF to traffic signal light pole	N	N	N	N

20.10.25. USE RESTRICTIONS

The following Use Restrictions refer to superscripts found in Section 20.10.20.

1. Detached or Attached Dwellings; only 50% of the contiguous area within any NS zone may be developed residentially.
2. No freestanding office structure or group of office structures shall exceed a combined total of 15,000 square feet.
3. No sales or outdoor storage of animals or livestock are allowed with this use.
4. [Repealed ORD 4673; February 2016]
5. Applicable to all uses, excluding marijuana dispensaries and retail marijuana sales. [ORD 4648; Nov, 2014] [ORD 4674; February 2016]
6. Office uses do not require a Conditional Use for extended hours of operation.
7. If property is greater than 500 feet from an existing Residential use in a Residential zone the use is Permitted. If property is within 500 feet from an existing Residential use in a Residential zone the use requires Conditional Use approval.
8. Conditional Use required when abutting a Residential Zone.
9. On a location containing an existing tower supporting one carrier and shall be consistent with other approvals.
10. Provided the buildings or structures are not exclusively used for single-family or multi-family residential purposes.
11. Not permitted on single family dwellings.
12. W3 when located on streetlights or utility poles in the right-of-way of designated Collector, Neighborhood Route, or Local Streets; W2 when located on streetlights or utility poles in the right-of-way of designated Freeways and Arterial Streets.

20.10.25.13

13. Marijuana dispensary shall:
 - a. be subject to the provisions of ORS 475.314; and
 - b. be allowed to operate only between the hours of 7:00 AM and 10:00 PM. Hours of operation may not be extended through the Conditional Use process as identified in this Code.
[ORD 4648; Nov 2014]
14. Food Cart Pods are exempt from the Site Development Standards of 20.10.10 but are subject to the standards of 60.11 of the Development Code. [ORD 4662; Sept 2015]
15. Permitted only when abutting a Collector or higher street classification.
[ORD 4662; Sept 2015]
16. Retail Marijuana Sales shall:
 - a. be subject to the provisions of ORS 475B.110-125 and OAR Chapter 845, division 25;
 - b. be located 1,000 feet from any existing Marijuana Dispensary or Retail Marijuana Sales use, except for instances of colocation within the same premises of Marijuana Dispensary and Retail Marijuana Sales uses when such colocation is permitted by state law; and
 - c. be allowed to operate only between the hours of 7:00 AM and 10:00 PM. Hours of operation may not be extended through the Conditional Use process as identified in this Code.
[ORD 4674; February 2016]

20.10.30. OTHER NS ZONING REQUIREMENTS

Uses shall be subject to the following (excludes food cart pods, parks and playgrounds):

1. Activity is conducted wholly within an enclosed structure, except for outside play areas for child care and educational facilities and as allowed in item 2, below.
2. Accessory open air sales / display / storage shall constitute no more than 5% of the gross building floor area of any individual establishment.
3. Excluding food stores, individual establishments shall not exceed 15,000 square feet gross floor area.

20.10.35. OTHER CS ZONING REQUIREMENTS

Uses shall be subject to the following (excludes food cart pods, parks and playgrounds):

1. Activity is conducted wholly within an enclosed structure, except for outside play areas for child care and educational facilities and as allowed in item 2, below.
2. Accessory open air sales / display / storage shall constitute no more than 5% of the gross building floor area of any individual establishment.

20.10.40. OTHER CC ZONING REQUIREMENTS

Uses shall be subject to the following (excludes food cart pods, parks and playgrounds):

1. Activity is conducted wholly within an enclosed structure, except for outside play areas for child care and educational facilities, transit centers and as allowed in items 2 and 3 below.
2. Accessory open air sales / display / storage shall be Permitted for horticultural and food merchandise only and shall constitute no more than 5% of the gross building floor area of any individual establishment.

20.15. EMPLOYMENT / INDUSTRIAL LAND USE DISTRICTS

- 20.15.05. Employment and Industrial Areas.** The areas of the City that are designated as Employment and Industrial implement the policies of the City's Comprehensive Plan and are identified on the City's Zoning Map. Full urban services are to be provided.

One Employment zone and one Industrial zone establish varied levels of employment uses.

20.15.10. Purpose.

1. Office Industrial (OI)

The Office Industrial District is intended to provide areas of office, light manufacturing, and limited retail and service uses in an "employment activity center" concept.

2. Office Industrial - Nike Campus (OI-NC)

The Office Industrial - Nike Campus District is intended to provide consistent and predictable zoning with Washington County zoning for the Nike World Headquarters campus located in an area south of Walker Road, west of Murray Boulevard, north of Jenkins Road, and east of 158th Avenue. [ORD 4649; Feb 2015]

3. Industrial (IND)

The Industrial District is intended to provide sites for manufacturing, distribution, industrial uses, and uses requiring processing, fabrication and storage, including outdoor storage areas, heavy equipment and other similar uses not compatible in an Office Industrial area. [ORD 4584; June 2012]

20.15.15. SITE DEVELOPMENT STANDARDS

Site Development Standards support implementing development consistent with the corresponding zoning district. All superscript notations refer to applicable regulations or clarifications as noted in footnotes below. [ORD 4584; June 2012] [ORD 4649; Feb 2015]

Development Standards Superscript Numbers Refer to Footnote	OI	OI-NC	IND
A. Minimum Parcel Area (Square Feet)			
1. Minimum	None	None	None
B. Residential Density			
1. Minimum / Maximum	N/A	N/A	N/A
C. Floor Area Ratio			
1. Minimum / Maximum	N/A	None ⁵	N/A
D. Lot Dimensions			
1. Minimum Width	None	None	None
2. Minimum Depth	None	None	None
E. Minimum Yard Setbacks¹			
1. Any Yard Abutting A Residential Zone	75	None	75
2. Front	35	None	35
3. Side ^{1 2}	10	None	10
4. Rear ²	None	None	None
F. Building Height			
1. Maximum ³	80	80 - 110 ⁶	45
G. Public Parks⁴			
	Exempt	Exempt	Exempt

- Reduction to Setback Standards: Under the thresholds outlined in Section 40.30.5., application may be made for zero side yard setbacks.
- No side or rear yard setbacks required where side or rear property lines abut a railroad right-of-way or spur track.
- Except as provided by Section 60.50.05. (Accessory Uses and Structures).
- Public parks, parkways, recreation facilities, trails and related facilities are exempt from these site development requirements.
- If non-residential or mixed use development is proposed in excess of 0.35 FAR, the applicant shall demonstrate that the transportation system serving the development site has adequate planned capacity to accommodate additional site-generated traffic, consistent with the applicable adopted level of service standard.
- Buildings within 500 linear feet from the nearest residentially designated property shall have a maximum height of 80 feet. Buildings may be constructed up to 110 feet in height on portions of the subject properties that are 500 feet or more from the nearest residentially designated property.

Development Standards Superscript Numbers Refer to Footnote		OI	OI-NC	IND
Wireless Communication Facilities				
H. Maximum Height ⁷				
1. WCF ⁷	80	80	80	
2. WCF in the Right-of-Way ⁷	30	30	30	
3. Equipment Shelters ⁸	12	12	12	
4. Roof Mounted Antennas	Shall not extend above maximum height of underlying zone or increase the height of any building which is nonconforming due to height.			
I. Yard Setbacks ⁹				
1. Requirements	Shall comply with underlying zoning district requirements			
2. Other	Refer to 60.70.35.14.A and B			

All Dimensions are in Feet.

7. Inclusive of antenna.
8. At-grade equipment shelters.
9. Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters.

20.15.20. LAND USES

The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Employment and Industrial Zoning Districts. All superscript notations refer to applicable Use Restrictions Section 20.15.25. [ORD 4584; June 2012]

Category and Specific Use Superscript Numbers Refer to Footnote		OI P: Permitted	OI-NC C: Conditional	IND N: Prohibited
Commercial				
1. Animal ¹	A. Animal Care, Major	N	N	C
	B. Animal Care, Minor	P	N	P
2. Care ¹	A. Hospitals	P	N	C
	B. Medical Clinics	P	P ²⁴	C
	C. Child Care Facilities	P	P ²⁴	P
3. Parking as the Principal Use	A. Structures	P	N	C
	B. Surface	N	N	C
4. Retail and Service Business	A. Bulk Retail	C ³	N	N
	B. Eating and Drinking Establishments	P ²	P ²⁴	C ²
	C. Equipment and Supply Sales ⁴	P	N	P ⁵
	D. Equipment Rental Agencies ⁶	C	N	C
	E. Freestanding Retail or Service Business up to and Including 5,000 square feet ⁷	P	P ²⁴	N
	F. Freestanding or Combination of Retail or Service Business of More than 5,000 but Less than 30,000 square feet ⁷	C	P ²⁴	N
	G. Professional Services	P	P ²⁴	C
	H. Wholesale or Retail Lumber, Building, and or Landscaping Materials Yard	P	N	P
	I. Wholesale Marijuana Sales	P	N	P
	J. Marijuana Dispensaries	N	N	N
	K. Retail Marijuana Sales	N	N	N

Category and Specific Use Superscript Numbers Refer to Footnote		OI P: Permitted	OI-NC C: Conditional	IND N: Prohibited
5. Storage ¹	A. Cold Storage Plants	N	N	P
	B. Self-Storage Facilities	N	N	C
	C. Storage or Sale Yard ⁸	N	P ²⁴	P
	D. Storage Yard for Building Materials	N	N	P
6. Temporary Living Quarters		C	N	N
7. Vehicles ¹	A. Auto, Truck and Trailer Rental	N	N	C
	B. Automotive Service, Major	N	N	P ¹⁰
	C. Automotive Service, Minor	N	N	P
	D. Bulk Fuel Dealerships	N	N	P
	E. Heavy Equipment Sales ¹¹	N	N	P
	F. Trailer, Recreational Vehicle or Boat Storage	N	P ²⁴	P
	G. Trailer Sales or Repair	N	N	C
	H. Vehicle Storage Yards	N	N	C
8. Food Cart Pods ²⁵		P	N	N
Industrial				
9. Concrete Mixing and Asphalt Batch Plants		N	N	C
10. Fuel Oil Distributors		N	N	P
11. Heliport		C	C	C
12. Mail Order Houses, Wholesale or Retail, Exclusive of On-Site Sales to the Public ¹		P	P	P
13. Manufacturing, Fabricating, Assembly, Processing, Packing, and Storage ¹		P ^{12 13}	P	P ¹³
14. Marijuana Processing		P ¹²	N	P ¹²
15. Motor Freight Terminal		N	N	C
16. Operation Centers ¹⁴		N	N	P
17. Laboratory ¹		C	P	P
18. Salvage Yards, Recycling Centers and Solid Waste Transfer Stations ¹		N	N	C
19. Warehousing, Wholesale and Distributive Activities ¹		P ¹²	P	P

Category and Specific Use Superscript Numbers Refer to Footnote		OI P: Permitted	OI-NC C: Conditional	IND N: Prohibited
Civic				
20. Education ¹	A. Commercial Schools	C	N	N
	B. Educational Institutions	C	N	C
	C. Job Training and Vocational Rehabilitation Services	P	N	P
21. Public Buildings and Uses ¹⁵		P	N	C
22. Railroad Tracks and Facilities	A. Freight ¹⁶	P	N	P
	B. Passenger	P	N	P
23. Recreation ¹	A. Public Parks and Recreational Facilities	P	N	P
	B. Private Recreation Facilities ¹⁷	P	P	P
24. Transit Centers ¹⁸		P	P	C
25. Utilities	A. Facilities Related to Utility Distribution, such as Substations, Water Towers, Pump Stations, other than Transmission Lines or Power Plants	C	C	C
Office				
26. Office ¹		P	P	P ¹⁹
27. Financial Institutions ¹		P	P ²⁴	C
Other				
28. Planned Unit Development		C	C	C

[ORD 4662; Sept 2015] [ORD 4674; February 2016]

Category and Specific Use Superscript Numbers Refer to Footnote		OI W1: WCF Type 1	OI-NC W2: WCF Type 2 N: Prohibited	IND W3: WCF Type 3
Wireless Communication Facilities (WCF)				
29. New WCF	A. Tower Construction ²⁰	W2 / W3	W2 / W3	W2 / W3
	B. Attachment to existing or new building or structure not using stealth design	W2	W2	W2
	C. Replacement tower to provide collocation opportunity ²¹	W1	W1	W1
	D. Attachment of a new WCF to buildings or structures and utilize stealth design ²²	W1	W1	W1
	E. Attachment of WCF to existing structures, tower or pole structures ²²	W1	W1	W1
30. Collocation	A. New WCF on existing WCF tower	W1	W1	W1
	B. New WCF inclusive of antennas on existing WCF tower exceeding height standard ²³	W2	W2	W2
31. Antennas	A. Attachment of antennas to WCF tower or pole structures other than used for cellular phone service	W1	W1	W1
32. Satellite Antennas and Direct to Home Satellite Service	A. DHSS antennas >1 m. in diameter	W1	W1	W1
	B. Up to 2 antennas >2 m. in diameter	W1	W1	W1
	C. Up to 5 antennas >2 m. in diameter	W2	W2	W2
	D. More than 5 antennas >2 m. in diameter	W3	W3	W3

Category and Specific Use Superscript Numbers Refer to Footnote		OI W1: WCF Type 1	OI-NC W2: WCF Type 2 N: Prohibited	IND W3: WCF Type 3
Wireless Communication Facilities (WCF) in the Right-of-Way				
33. New or Collocation of WCF in Right-of-Way	A. Tower Construction using stealth design	W3	W3	W3
	B. Tower Construction not utilizing stealth design	N	N	N
	C. Attachment to existing or new building or structure utilizing stealth design ²³	W2 / W3	W2 / W3	W2 / W3
	D. Attachment to existing or new building or structure not using stealth design ²³	W2 / W3	W2 / W3	W2 / W3
	E. Attachment of WCF to existing tower or pole structures and utilizing stealth design ²³	W2 / W3	W2 / W3	W2 / W3
	F. Attachment of WCF to existing tower or pole structures and not utilizing stealth design	N	N	N
	G. Replacement tower to provide collocation opportunity utilizing stealth design ²³	W2 / W3	W2 / W3	W2 / W3
	H. Replacement tower to provide collocation opportunity not utilizing stealth design	N	N	N
	I. Attachment of WCF to traffic signal light pole	N	N	N

[ORD 4649; Feb 2015]

20.15.25. USE RESTRICTIONS

The following Use Restrictions refer to superscripts found in Section 20.15.20.

1. Ancillary showrooms and retail area are Permitted if comprising not more than 10% of gross building floor area, and provided that no individual retail use exceeds 2,000 square feet of gross building floor area. Ancillary showrooms and retail area are Conditional if use is between 10% and 20% of gross building floor area and no individual retail business use exceeds 5,000 square feet of gross building floor area.
2. Drive-through uses are Prohibited; walk-ups Permitted.
3. Bulk retail shall not exceed 30,000 square feet and shall not abut an existing residential zone.
4. Industrial and professional equipment and supply stores, including incidental service and repair of the same.
5. Includes incidental service and repair, but excludes retail sales of specific items on display.
6. Exclusive of trucks, vehicles, or heavy equipment.
7. No outdoor storage or sales of animals or livestock are allowed with this use.
8. For contractor's equipment, house mover, delivery vehicles, trucking terminal, used equipment in operable condition, and transit storage.
9. [Repealed ORD 4673; February 2016]
10. Entirely within enclosed building.
11. Including incidental service and repair.

20.15.25.

12. Manufacturing, assembly, fabricating, processing, packing, storage, wholesale and distribution activities shall meet the following requirements:
 - a. Activities are entirely enclosed within a building or structure whose appearance is compatible with normal industrial or office building design.
 - b. Odors, noise, vibrations or other emissions are controlled within the confines of the building or structure.
 - c. Are not for servicing or use by the general public.
 - d. Do not entail outdoor storage of raw materials or finished products.
 - e. Do not entail movement of heavy equipment on and off the site, except truck deliveries.
 - f. Do not involve bringing live animals or the waste or by product of dead animals to the site.
 - g. Do not involve outdoor testing of products or processes on the site.
 - h. Do not involve highly combustible, explosive or hazardous materials or waste.
 - i. Examples of uses which normally meet all of the above characteristics include but are not limited to: printing, publishing and allied arts, communications equipment, electronic components, measuring, analyzing and controlling instruments manufacturing.
13. Any use having the primary function of storing, utilizing or manufacturing of explosive material is Prohibited.
14. For public agencies and utility uses. If major and minor automotive services are provided, the following limitations shall apply:
 - a. Fueling, repair, washing, and servicing of vehicles is limited to fleet vehicles parked on site for these uses established after August 23, 2007. [ORD 4584; June 2012]
 - b. All automotive service activities with the exception of those described in Subsection c, below shall be undertaken in an enclosed building.
 - c. The following automotive service activities are not required to be conducted within an enclosed building:

20.15.25.14.

d. Vehicle fueling from a fixed source;

1. Routine check of fluid level and tire pressure and replacement of minor equipment such as light bulbs and windshield wipers. Should such a check result in the need to replace fluids, e.g., oil, anti-freeze, the vehicle shall be moved into the enclosed building on site for this operation.
2. Emergency repair of disabled vehicles, e.g., tire replacement.

[ORD 4443; August 2007]

15. Excluding services offered on premises to individuals or the general public.
16. Such as switching yards, spur or holding tracks and freight depots, but not within 200 feet of a residential zone.
17. Privately owned facilities, such as fitness clubs, racquetball or handball clubs, tennis courts or swimming pools exclusive of spectator sports facilities.
18. Stations and stops exclusive of terminals or transit storage areas.
19. Unless the Office use is within a multi-story Office building only, or is ancillary to the primary use, Office is Permitted as principal use up to 15% of the total land area of a site.
20. If tower is proposed to be set back less than 50 feet from abutting Residential or Multiple Use zoning districts then a W3 application is required.
21. On parent parcel containing an existing tower supporting one carrier and shall be consistent with other approvals.
22. Provided the buildings or structures are not exclusively used for single-family or multi-family residential purposes.
23. W3 when located on streetlights or utility poles in the right-of-way of designated Collector, Neighborhood Route, or Local Streets; W2 when located on streetlights or utility poles in the right-of-way of designated Freeways and Arterial Streets.
24. The use is permitted as an ancillary use to serve the employees and/or support the primary permitted use of the site. The ancillary use is intended to provide flexibility for and complement the operation of the primary use of the site. The ancillary use is not intended for the use by the general public. [ORD 4649; Feb 2015]

20.15.25

25. Food Cart Pods are exempt from the Site Development Standards of 20.15.10 but are subject to the standards of 60.11 of the Development Code. [ORD 4662; Sept 2015]

[ORD 4595; February 2013]

20.15.30. SUPPLEMENTAL DEVELOPMENT REQUIREMENTS

In addition to the site development requirements listed in Section 20.15.15., development in Industrial zoning districts shall be subject to the following supplemental development requirements:

1. **Off-Street Parking and Loading.** In addition to the provisions of Section 60.25. (Off-Street Loading) and Section 60.30. (Off-Street Parking), the following shall apply to all development in Industrial zoning districts.
 - A. No parking shall be allowed within the first 20 feet of the front yard setback. Parking shall be permitted within side or rear yard setbacks; provided, however, when the side and/or rear yards abut a residentially developed property or developable property in a Residential zoning district there shall be no parking within the first 20 feet of the setback.
 - B. In addition to the requirements of Section 60.25., off-street loading shall not be permitted within side or rear yard setbacks abutting a residentially developed property or developable property in a Residential zoning district or within front yard setbacks abutting any residentially developed property or developable property in a Residential zoning district unless the setback is increased to 75 feet and the first 20 feet from the property line is landscaped or screened.
2. **Adjacent Residential Zoning District(s).** No service roads, spur trackage, hardstands, outside storage areas, etc. shall be permitted within required yards adjacent to Residential zoning district(s).
3. **Required Conditions.** The following is required for development within the Office Industrial and Industrial zoning districts:
 - A. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building unless screened by a sight-obscuring fence or wall, excluding outdoor seating.
 - B. Motor vehicle, boat, or trailer storage lots shall be drained and surfaced with crushed rock or pavement except in those portions of the lot maintained as landscaped areas.

20.15.30.3.

- C. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards. All areas for storage of waste shall be fully screened.

4. **Performance Standards.**

- A. **Vibration.** No vibration other than that caused by highway vehicles, trains and aircraft shall be permitted which is discernible without instruments at the property line of the use concerned.
- B. **Odors.** The emission of odorous gasses or matter as to be readily detectable at any point beyond the property line is prohibited.
- C. **Heat and Glare.** Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building.
- D. **Administration and Enforcement.** Prior to the City taking any action on a Type 1, Type 2, or Type 3 application or the issuance of an occupancy permit, information sufficient to determine the degree of compliance with the standards in this subsection shall be furnished by the applicant. Such request may include continuous records of operations, for periodic checks to assure maintenance of standards, or for special surveys.

20.20. MULTIPLE USE LAND USE DISTRICTS

- 20.20.05. Multiple Use Areas.** The areas of the City that are designated as Multiple Use implement the policies of the City's Comprehensive Plan and are identified on the City's Zoning Map. Full urban services are to be provided.

Multiple Use zoning districts establish varied levels of residential and commercial uses, supporting transit and pedestrian oriented development with minimum density and intensity requirements. Multiple Use areas include: the Downtown Beaverton and Washington Square Regional Centers, Town Centers, and Station Communities.

20.20.10. Purpose.

- 1. RC-TO Downtown Regional Center—Transit Oriented District**
The RC-TO District is intended to promote a transit-supportive multiple use land use pattern and to create over time a pedestrian-oriented commercial center within approximately a quarter-mile of light rail and commuter rail transit stations while supporting existing and future businesses in moving toward and achieving the vision of the Regional Center.
- 2. RC-OT Downtown Regional Center—Old Town District**
The RC-OT District encompasses the City of Beaverton's original downtown, and is intended to maintain the mix of uses, scale of development, and appearance that are characteristic of this historically significant area while supporting existing and future businesses in moving toward and achieving the vision of the Regional Center.
- 3. RC-E Downtown Regional Center—East District**
The RC-E District adjacent to Highway 217 and located generally more than a quarter-mile from the nearest light rail station, is intended to support existing and future businesses and accommodate automobile oriented uses and lower intensity uses which are inappropriate in either the RC-TO or RC-OT Districts while still maintaining pedestrian linkages to the transit stations and transit-served land uses.

20.20.10.

4. **OI-WS Washington Square Regional Center—Office Industrial District**

The OI-WS District is intended to provide areas for combining light manufacturing, research and development, business support service, office and supportive retail, distribution, and other accessory uses, and in an “employment activity center” concept. Additionally the District is intended to encourage compact, mixed employment uses that are transit supportive and pedestrian oriented in areas within approximately one-half mile of a commuter rail transit station.

5. **C-WS Washington Square Regional Center—Commercial District**

The C-WS District is intended to provide an area for businesses that require automobile accessibility while encouraging mixed use development that is transit supportive and pedestrian oriented in areas within approximately one-half mile of a commuter rail transit station.

6. **TC-MU Town Center—Multiple Use District**

The TC-MU District primarily permits office, retail, and service uses. Also Permitted are multiple use developments and residential development with a minimum density requirement. Industrial uses are limited to light manufacturing uses.

7. **TC-HDR Town Center—High Density Residential District**

Areas designated TC-HDR are high-density residential neighborhoods with a minimum of 24 dwelling units per net acre. Other uses include commercial uses and neighborhood parks. Small free-standing office and limited retail uses are allowed within multiple use developments.

8. **SC-MU Station Community—Multiple Use District**

The SC-MU District is generally located within one-half mile of light rail station platforms. Primary Permitted uses include office, retail, and service uses. Multiple use and residential developments are also Permitted with no maximum residential density. Manufacturing and industrial uses are limited. Minimum densities and intensities are required.

20.20.10.

9. SC-HDR Station Community--High Density Residential District

The SC-HDR District is generally located within one-half mile of light rail station platforms. Primary Permitted uses are for high density residential neighborhoods with minimum density requirements depending on proximity to a station platform and no maximum residential density. Other uses include commercial uses and parks that do not rely upon vehicular traffic access. Office and retail uses are only allowed within multiple use developments along with other restrictions.

10. SC-S Station Community—Sunset District

The SC-S District is generally located within one-half mile of the Sunset Transit Center Station and is intended to implement the land use goals of the Peterkort Station Area Plan. A variety of residential and commercial densities and intensities are required.

11. SC-E1 Station Community—Employment Sub Areas 1 District

12. SC-E3 Station Community—Employment Sub Area 3 District

The SC-E1 and SC-E3 Districts are intended to direct and encourage development that is transit supportive and pedestrian oriented in areas within approximately one-half mile of light rail transit stations. The purposes of the regulations that follow are to stimulate development that:

- A. generates sufficient intensity (number of employees or transit users) to be supportive of transit services available in the area;
- B. contains a complementary mix of land uses; and
- C. provides for limited industrial activities that could be incompatible if located in other Station Community zoning districts.

Areas zoned SC-E are characterized by a mix of light industrial, institutional, and office uses with an overall expectation for development to achieve a district-wide intensity of 40 employees per acre.

The sub areas are located so that the most intense development will occur adjacent to a light rail station or along a Major Pedestrian Route and is generally located within one-half mile of a light rail station. Sub-Area 3 generally applies to land that is not adjacent to a LRT station and is currently developed with uses that are generally industrial, institutional, or are currently low intensity campus industrial park in character which could have redevelopment potential.

20.20.15. SITE DEVELOPMENT STANDARDS

Site Development Standards support implementing development consistent with the corresponding zoning district. All superscript notations refer to applicable regulations or clarifications as noted in footnotes below. [ORD 4584; June 2012]

Development Standards Superscript Refers to Footnotes	RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
A. Parcel Area												
1. Minimum	None	None	None	None	7,000	None	None	None	None	None	None	None
2. Maximum	None	None	None	None	None	None	None	None	None	None	None	None
B. Residential Density												
Refer to Sections 20.25.05. and 20.25.15.												
1. Minimum for residential only project (per acre)	20	12	12	N/A	N/A	24	24	30 ¹ 24	30 ¹ 24	30 ¹ 24	N/A	N/A
2. Maximum for residential only projects (per acre)	60	40	40	N/A	N/A	40	36	None	None ²	None	N/A	N/A
C. Floor Area Ratio (FAR)												
Refer to Sections 20.25.10. and 20.25.15.												
1. Minimum	0.60 ³	0.35	0.30	0.40	0.30	0.50	0.30	0.40	0.40	0.60	0.35	None
2. Minimum with a PUD or DRBCP	0.0	0.0	0.0	0.0	0.0	0.35	0.20	0.0	0.0	0.0	0.0	0.0
3. Maximum	None	None	1.00 ⁴	None	None	1.00	0.60	1.20 ⁵ 1.00	1.20 ⁵ 1.00	None	2.00	0.50
4. Maximum with a PUD or DRBCP	None	None	None	None	None	2.00	1.00	None	None	None	None	None
D. Lot Dimensions												
1. Minimum Width	None	None	None	None	70	None	None	None	None	None	None	None
2. Minimum Depth	None	None	None	None	100	None	None	None	None	None	None	None

- 30 units within 400 feet of LRT station platform, 24 beyond 400 feet
- Within 120 feet of Washington County R5 zoning, the maximum residential density is 12 units per acre [ORD 4547; July 2010]
- To accommodate smaller lot sizes in the RC-TO zone, refer to Section 20.25.20.A.1.
- Maximum FAR for multiple use development involving residential use in RC-E zone, refer to Section 20.25.20.A.2.
- Maximum FAR 1.20 within 400 feet of LRT station platform, 1.00 beyond 400 feet

Development Standards Superscript Refers to Footnotes	RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
E. Yard Setbacks												
1. Front Minimum	0	0	0	10	0	0	0	0 ⁶	0 ⁶	0	None	None
2. Front Maximum On Major Pedestrian Route ⁷	Refer to Footnote Reference 7											
3. Front Maximum Not On Major Pedestrian Route With Ground Floor Residential	20	20	20	N/A	N/A	5	10	20	20	10	N/A	N/A
Without Ground Floor Residential	10	10	20	10	20	20	20	10	10	20	N/A	N/A
4. Side Minimum	None	None	None	10	10	None	None	None ⁶	None ⁶	None	None	None
5. Side Maximum	None	None	None	None	None	None	None	None	None	None	None	None
6. Rear Minimum	None	None	None	None	None	None	None	None ⁶	None ⁶	None	None	None
7. Minimum Side or Rear Yards Abutting Property Zoned Residential ⁸	20	20	20	75 ⁹	20	20	20	Abut Res / MU ¹⁰	Abut Res / MU ¹⁰	20	Abut Res ⁹	Abut Res ⁹
F. Building Height												
1. Minimum	Refer to 60.05.15.7. or 60.05.35.7., as applicable: Building Scale on MPR											
2. Maximum	120	75 ¹¹ 40	80	60	50 ¹² 60	60	50	100 ¹³ 60	100 ¹³ 60	120	100	40

6. Where detached dwellings and duplexes on lots fronting common greens and shared courts are proposed, the following setbacks shall apply: Minimum front yard setback- 3 feet / Minimum side yard setback- 3 feet / Minimum alley width is 24 feet between buildings.
7. Under the conditions outlined in Section 60.05.15.6. of this Code, buildings in multiple use zones located on parcels that front on a designated Major Pedestrian Route shall be exempt from minimum and maximum setbacks. Front yard setbacks for parcels located on Major Pedestrian Routes shall be governed by the Design Review Design Standard specified in Section 60.05.15.6. Any deviation from that standard shall be reviewed through the Design Review Three application process and corresponding Design Review Guideline.
8. Rear yard setback is applicable to only the portion of the rear yard which abuts a residential zone; otherwise the minimum rear yard setback is 0 feet.
9. 75 feet if abutting a residentially developed property, otherwise 20 feet.
10. Side or rear yards abutting Residential or Multiple Use zoning where the Multiple Use zoning designation allows residential development, the minimum setback shall equal the abutting zoning district's required rear yard setback.
11. 75 feet permitted in areas within a block of SW Canyon Road, SW Farmington Road, SW Hall Boulevard, SW Watson Avenue, and SW Lombard Avenue between SW Canyon Road and SW 2nd Street; 40 feet permitted in other areas of the zoning district.
12. Maximum height is 50 feet. Where residential use is above ground floor commercial, maximum height is 60 feet.
13. 100 feet permitted within 400 feet of LRT station platform, 60 feet permitted beyond 400 feet

Development Standards Superscript Refers to Footnotes	RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Wireless Communication Facilities												
G. Maximum Height												
1. WCF ¹⁴	80	80	80	80	80	80	80	80	80	80	80	80
2. WCF in the Right-of-Way ¹⁴	30	30	30	30	30	30	30	30	30	30	30	30
3. Equipment Shelter ¹⁵	12	12	12	12	12	12	12	12	12	12	12	12
4. Roof Mounted Antenna	Shall not extend above maximum height of underlying zone or increase the height of any building which is nonconforming due to height.											
H. Yard Setbacks ¹⁶												
1. Requirements	Shall comply with underlying zoning district requirements											
2. Other	Refer to 60.70.35.14.A and B											

All Dimensions are in Feet.

14. Inclusive of antenna.
 15. At-grade equipment shelters.
 16. Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters

20.20.20. LAND USES

The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Multiple Use zoning districts. All superscript notations refer to applicable Use Restrictions Section 20.20.25. [ORD 4576; January 2012] [ORD 4578; March 2012]

Category and Specific Use		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Use Restrictions		P: Permitted					C: Conditional		N: Prohibited				
Residential													
1. Dwellings	A. Attached	P ¹	P	P C ¹	P ²	P ³	P	P	P ⁴	P ⁴	P ⁶⁶	N	N
	B. Detached	P ^{5,6}	P ⁶	P ⁶	N	N	P ⁶	P ⁶	P ⁶	P ⁶	N	N ⁵	N ⁵
	C. Home Occupation	P	P	P	P	P	P	P	P	P	P	N	N
	D. Planned Unit Development	C	C	C	C	C	C	C	C	C	C ⁶⁶	C	C
Commercial													
2. Animal	A. Animal Care, Major	N	N	N	N	N	N	N	N	N	N	N	N
	B. Animal Care, Minor	P	P	P	P	P	P	P	P	P	P	P	P
3. Care	A. Hospitals	C	P	P	P	C	C	N	P	C	P	N	N
	B. Medical Clinics	C	P	P	P	P	P ⁷	P ⁸	P	P ⁸	P	P ^{9 10}	P ^{9 10}
	C. Child Care Facilities	P	P	P	P	P	P	P	P	P	P	P ⁹	P ⁹
	D. Residential Care Facilities	P	P	P	P	P	P	P	P	P	P	N	N
4. Commercial Amusement		P C ¹¹	P C ¹¹	P C ¹¹	N	P C ¹²	C	C	C ¹³	C ¹³	P	N	N
5. Drive-Up Window Facilities ¹⁴		N C ¹⁵	C	C	N P ¹⁶	P	C	C	C	N ¹⁰	N P C ^{17 18}	N ¹⁰	N ¹⁰
6. Eating and Drinking Establishments		P	P	P	P ¹⁹	P	P	P ^{9 13}	P ⁹	P ^{10 13}	P	P ^{9 10}	P ^{9 10}

Category and Specific Use Superscript Refers to Use Restrictions		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
		P: Permitted				C: Conditional		N: Prohibited					
7. Financial Institutions		P	P	P	P ²⁰	P	P	P	P	P	P	P ^{9 10}	P ^{9 10}
8. Live / Work Uses		C	C	C	C	C	P	P	P	P	P	N	N
9. Meeting Facilities		C P ²¹	C P ²¹	C P ²¹	C P ²¹	C P ²¹	C P ²¹	N	C P ²¹	N	P	C P ²¹	C P ²¹
10. Office		P	P	P	P	P	P ²²	P ^{8 23}	P	P ⁸	P	P	P
11. Parking as the Principle Use		C	C	C	C	C	C N ²⁴	C	C	C	C	C N ²⁴	C N ²⁴
12. Rental Business		P	P	P	P	P ²⁵	P ^{7 22 26}	P ^{26 27}	P ²⁷	P ²⁷	P ^{28 29}	P ²⁵	N
13. Rental of Equipment Only		N	N	N	P ⁶¹	N	N	N	N	N	N	N	N
14. Retail	A. Retail Trade	P ^{26 30 31}	P ^{26 30}	P ^{26 30 31}	P C ³²	P ²⁵	N P ^{22 26 33}	P ^{13 26}	P ^{9 25 34}	P ^{13 25}	P ²⁵	P ^{9 28 C³⁵}	P ^{9 28}
	B. Bulk Retail	N	N	N	N	N	N	N	N	N	N	N	N
15. Service Business / Professional Services		P ^{9 36}	P ^{9 36}	P ^{9 36}	P ³²	P ²⁵	N P ^{22 26 33}	P ^{13 26}	P ^{8 9}	P ⁹	P	P ^{9 10 28}	P ^{9 10 28}
16. Marijuana Dispensaries		N	N	N	N	N	N	N	N	N	N	N	N
17. Retail and Wholesale Marijuana Sales		N	N	N	N	N	N	N	N	N	N	N	N
18. Storage	A. Self-Storage	N	N	N	N	P ³⁷	N	N	N	N	N	N	N
	B. Storage Yards	N	C ³⁸	C ³⁸	N	N	N	N	N	C ³⁹	N	N	P ⁴⁰
19. Temporary Living Quarters		P ⁴¹	C ⁴¹	C ⁴¹	N	P	C ⁴¹	C ⁴¹	P ⁴¹	C ⁴¹	C ⁴²	C ⁴²	C ⁴²
20. Vehicles	A. Automotive Service, Major	N	N	C ²⁵	N	N	C N ⁴³	N	N	N	N	N	N
	B. Automotive Service, Minor	P C ⁴⁴	P	P	N	C	C	C ²⁵	N P C ¹⁷	C ²⁵	N P C ¹⁷	N	N
	C. Bulk Fuel Dealerships	N	N	N	N	N	N	N	N	N	N	N	N
	D. Sales or Lease	C ⁴⁵	C ⁴⁵	C ⁴⁵	N	N	C ^{9 22 26}	N	P ^{9 28}	P ^{9 46}	P ^{28 47}	N	N
	E. Rental	C ⁴⁵	C ⁴⁵	C ⁴⁵	N	N	C ^{9 22 26}	N	P ^{9 28}	P ^{9 46}	P ²⁸	P	P
21. Food Cart Pods ⁶⁸		P	P	P	P	P	P	N	P	N	P	N	N

Category and Specific Use		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Use Restrictions		P: Permitted					C: Conditional		N: Prohibited				
Civic													
22. Education	A. Commercial Schools	P	P	P	C	P	P C N ^{33 48}	P ¹³	P	P	P	P ⁹	C ⁹
	B. Educational Institutions	P	P	P	C P ⁶⁷	P	P	P	P	P	P	P ⁹	C ⁹
23. Places of Worship		P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	N	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P ⁹	N
24. Public Buildings, Services and Uses		C	C	C	P	C	C	C	C	C	C	C P ⁴⁹	C P ⁴⁹
25. Railroad Tracks and Facilities	A. Passenger	P ⁵⁰	P ⁵⁰	P ⁵⁰	P	P	P	P	P	P	P	P	P
	B. Freight	P	P	P	P ⁵¹	P	N	N	N	N	N	P ⁵¹	P ⁵¹
26. Recreation	A. Public Parks, Parkways, Playgrounds, and Related Facilities	C	C	C	P ⁵²	P	P	P	P	P	P	P ⁵³	P ⁵³
	B. Recreational Facilities	P ¹¹	P ¹¹	P ¹¹	P ¹³	P	C	C	C ⁵⁴	C ⁵⁴	P	N	N
27. Social Organizations		P ⁴⁸	P ⁴⁸	P ⁴⁸	N	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P C ⁴⁸	P	C	C
28. Transit Centers		C	C	N	P	P	C	C	C	C	P	P	P
29. Utilities	A. Utility Substations and Related Facilities other than Transmission Lines.	C	C	C	C	C	C	N	C	C	C	C	C
	B. Transmission Lines	P	P	P	P	P	P	P	P	P	P	P	P

Category and Specific Use Superscript Refers to Use Restrictions	RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
	P: Permitted				C: Conditional		N: Prohibited					
	Industrial											
30. Manufacturing, Fabricating, Assembly, Processing, and Packing	P C ⁵⁵	P C ⁵⁵	P C ⁵⁵	P ^{56 57}	N	P ⁶⁰	N	P ²⁸	N	P ²⁸	P ^{56 57}	P ^{56 57}
31. Marijuana Processing	N	N	N	N	N	N	N	N	N	N	N	N
32. Warehousing ⁵⁸	P	P	P	P	P	P	P	N	N	P	P ⁵⁹	P ⁵⁹

[ORD 4674; February 2016]

Category and Specific Use		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Use Restrictions		W1: WCF Type 1				W2: WCF Type 2		W3: WCF Type 3		N: Prohibited			
Wireless Communication Facilities (WCF)													
33. New WCF	A. Tower Construction	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3
	B. Attachment to existing or new building or structure not using stealth design	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3
	C. Replacement tower to provide collocation opportunity ⁶²	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
	D. Attachment of a new WCF to buildings or structures and utilize stealth design ⁶³	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
	F. Attachment of WCF to existing structures, tower or pole structures ⁶⁴	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1

Category and Specific Use Superscript Refers to Use Restrictions		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
		W1: WCF Type 1			W2: WCF Type 2			W3: WCF Type 3			N: Prohibited		
34. Collocation	A. New WCF on existing WCF tower	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
	B. New WCF inclusive of antennas on existing WCF tower exceeding height standard	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2
35. Antennas	A. Attachment of antennas to WCF tower or pole structures other than used for cellular phone service	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
36. Satellite Antennas and Direct to Home Satellite Service	A. DHSS antennas >1 m. in diameter	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
	B. Up to 2 antennas >2 m. in diameter	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W11	W1
	C. Up to 5 antennas >2 m. in diameter	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2
	D. More than 5 antennas >2 m. in diameter	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3

Multiple Use

LAND USES

Category and Specific Use Superscript Refers to Use Restrictions		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
		W1: WCF Type 1			W2: WCF Type 2			W3: WCF Type 3			N: Prohibited		
Wireless Communication Facilities (WCF) in the Right-of-Way													
37. New or Collocation of WCF in the Right-of-Way	A. Tower Construction using stealth design	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3
	B. Tower Construction not utilizing stealth design	N	N	N	N	N	N	N	N	N	N	N	N
	C. Attachment to existing or new building or structure utilizing stealth design ⁶⁵	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W3
	D. Attachment to existing or new building or structure not using stealth design ⁶⁵	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	E. Attachment of WCF to existing tower or pole structures and utilizing stealth design ⁶⁵	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3

Category and Specific Use Superscript Refers to Use Restrictions		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
		W1: WCF Type 1				W2: WCF Type 2			W3: WCF Type 3		N: Prohibited		
	F. Attachment of WCF to existing tower or pole structures and not utilizing stealth design	N	N	N	N	N	N	N	N	N	N	N	N
	G. Replacement tower to provide collocation opportunity utilizing stealth design ⁶⁵	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	H. Replacement tower to provide collocation opportunity not utilizing stealth design	N	N	N	N	N	N	N	N	N	N	N	N
	I. Attachment of WCF to traffic signal light pole	N	N	N	N	N	N	N	N	N	N	N	N

[ORD 4595; Feb 2013] [ORD 4648; Nov 2014] [ORD 4662; Sept 2015] [ORD 4674; Feb 2016]

20.20.25. USE RESTRICTIONS

The following Use Restrictions refer to superscripts found in Section 20.20.20.

1. No new duplexes are permitted in the RC-TO. Duplexes are Conditionally permitted in the RC-E and existing duplexes are Permitted.
2. Permitted above a Permitted non-residential use (second story and above), provided at least 15% of the ground floor of the building consists of leasable commercial floor area, and such commercial space fronts onto a street.
3. Ground floor residential use is not permitted. Residential use is allowed only above a Permitted non-residential use; provided at least 15 percent of the ground floor of the building consists of leasable commercial floor area, and such commercial space fronts onto a street.
4. Two existing attached dwellings; three or more attached dwellings; or replacement of two attached dwellings are Permitted.
5. Detached dwellings in existence as of September 19, 2002 are Permitted. [ORD 4224; September 2002] [ORD 4584; June 2012]
6. Only Compact Detached Dwellings on lots fronting common greens, shared courts, or public streets; or replacement of a detached dwelling are Permitted. [ORD 4576; January 2012] [ORD 4584; June 2012]
7. Buildings larger than 50,000 square feet are subject to approval of a Conditional Use.
8. This use is allowed only in multiple use developments. Office uses shall not exceed 50% of the proposed residential floor area within the multiple use development, and shall be Permitted only when minimum residential densities are met.
9. The maximum building footprint size for a building involving a single use shall be 10,000 square feet. In addition, the maximum square footage for these uses within a multiple use development shall be 25% of the total square footage of the development. [ORD 4584; June 2012]
10. Drive-through uses are Prohibited; walk-ups Permitted.
11. Except for theaters, a building with a gross ground floor area larger than 20,000 square feet is subject to the approval of a Conditional Use.
12. A new use that will not be enclosed in a building shall be a Conditional Use.

20.20.25.

13. These uses are Permitted only within multiple use developments, and shall have a maximum size of 10,000 square feet, provided that the minimum residential densities are met.
14. Applicable to uses providing this service.
15. Drive-up window facilities beyond 500 feet of a light rail station platform are Conditionally permitted and are Prohibited within 500 feet of a light rail station platform.
16. Eating and drinking establishments' drive-up windows Prohibited; walk-ups Permitted.
17. The use is Prohibited within a physical distance of $\frac{1}{4}$ mile of a light rail transit station platform, Conditional between $\frac{1}{4}$ mile and $\frac{1}{2}$ mile of a station platform, and Permitted if greater than $\frac{1}{2}$ mile of a station platform.
18. Drive-through facilities are not permitted within 30 feet of a Major Pedestrian Route.
19. Comprising not more than 10% of gross building floor area, and provided that no individual eating or drinking establishment use exceeds 2,000 square feet of gross building floor area. No freestanding retail or eating or drinking establishment uses are allowed.
20. Drive-through uses lawfully established prior to June 17, 2010 are Permitted. [ORD 4584; June 2012]
21. Meeting facilities less than 20,000 square feet are Permitted; exceeding 20,000 square feet require Conditional Use approval. Use only accessory to temporary living facilities or office uses, except in the RC-TO zone. Use may be a stand-alone use in the RC-TO zone. [ORD 4669; December 2015]
22. No more than 50% of any one property may be developed for a single use type until a commitment has been made to develop a different class of use equivalent to at least 20% of the floor area occupied by the primary use.
23. Small free-standing office uses are allowed within multiple use developments as defined in Chapter 90 of this ordinance, provided they do not exceed more than 50% of the residential floor area provided within the development, and that minimum residential densities are met.
24. Provided parking is in a parking structure; surface parking as the primary use is Prohibited.

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25. Activity is conducted wholly within an enclosed structure and no sales or outdoor storage of animals or livestock are allowed with this use.
26. This activity is conducted wholly within an enclosed structure. Accessory open air sales or display related to the principal use may be permitted, provided that the outdoor space devoted to these uses does not occupy an area greater than the equivalent of 15% of the building gross floor area. No outdoor sales or outdoor storage of animals or livestock are allowed with this use.
27. These uses are Permitted only within multiple use developments, and shall have a maximum size of 5,000 square feet, provided that the minimum residential densities are met.
28. This activity is conducted wholly within an enclosed structure. No accessory open-air sales, display, or storage and no sales or outdoor storage of animals or livestock are allowed with this use.
29. Use shall not be over 5,000 square feet in gross floor area.
30. Retail trade: Permitted uses for building materials, home equipment and improvements, or landscape or nurseries sales shall not occupy more than 15,000 gross square foot of space in an individual building, site or parcel.
31. Automobile parts or equipment as the principle use is Prohibited.
32. Ancillary showrooms and retail are Permitted if comprising not more than 10% of gross building floor area, and provided that no individual retail use exceeds 2,000 square feet of gross building floor area. Retail is Conditional if use is between 10% and 20% of gross building floor area and no individual retail business use exceeds 5,000 square feet of gross building floor area. No freestanding uses are allowed. No sales or outdoor storage of animals or livestock are allowed with this use.
33. Individual uses larger than 50,000 square feet are Prohibited except on those parcels which are less than three net acres in size as formed by a grid of public or private streets.
34. These uses are Permitted only within multiple uses developments, as long as the floor area of this use does not exceed 25% of the total proposed floor area within a multiple use development.
35. Furniture and appliance stores are Prohibited. Hardware and home improvement stores not exceeding 10,000 square feet in gross floor area are Conditionally permitted.
36. Repair other than auto repair.

20.20.25.

37. Use Permitted if lawful as of June 17, 2010; otherwise permitted as accessory to a primary Permitted use.
38. Only as an accessory use to a Permitted or Conditionally permitted use.
39. Conditionally permitted for fully operable vehicles for sale, lease, or rent within one-quarter mile of the north side of the Tualatin Valley Highway Corridor land use designation between SW Murray Boulevard and SW Lloyd Avenue:
 - a. Except as otherwise provided in this paragraph, this activity shall be conducted wholly within an enclosed structure. No accessory open air sales, display, or storage are allowed with this use, except that the prohibition against storage shall not apply to storage yards for fully operable vehicles for sale, lease, or rent.
 - b. These storage yards may be authorized for a period of time up to and including five (5) years. Upon expiration of an approved time period storage yard use shall cease until a new authorization through a separate Conditional Use permit is approved.
 - c. Within the approved storage yards open air sales or the display of fully operable vehicles for sale, lease, or rent is prohibited.
 - d. The following existing site conditions must be present as of January 1, 2003 in the South Tektronix Station Community Plan Area, and more specifically located on the north side of the Tualatin Valley Highway Corridor land use designation between SW Murray Boulevard and SW Lloyd Avenue, in order for lots in this area to be authorized for the development of storage yards for fully operable vehicles for sale, lease, or rent.
 - i. Are currently being used for the storage of fully operable vehicles for sales, lease, or rent.
 - ii. Are currently shielded from public view with a sight-obscuring chain link fence.
 - iii. Currently have established landscaping outside the fence along public right-of-way.
 - iv. Are currently lighted to prevent vandalism.
 - v. Are currently surfaced with compacted gravel or paving.
 - e. Other site improvements, in addition to the following existing site conditions, may be required by the decision-making authority as conditions of approval for a development application.
40. For building or landscaping materials; contractor's equipment, transit vehicles, and related vehicle or equipment maintenance activities.
41. Motels are Prohibited.

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42. Limited to Hotels and Extended Stay Hotels.
43. Only mechanical car washes open to the public are a Conditional Use; Other Automotive Service, Major uses are Prohibited.
44. Vehicle gas stations, with or without repair, shall require the approval of a Conditional Use.
45. All uses established after December 9, 1999 shall be conducted wholly within an enclosed structure. Accessory open air sales or display related to Permitted uses in existence on a site at the time this Code was adopted may be expanded on that site.
46. Except as otherwise provided in this paragraph, this activity shall be conducted wholly within an enclosed structure. No accessory open air sales, display, or storage are allowed with this use, except that the prohibition against storage shall not apply to storage yards for fully operable vehicles for sale, lease, or rent within one-quarter mile of the north side of the Tualatin Valley Highway Corridor land use designation between SW Murray Boulevard and SW Lloyd Avenue.
47. The maximum building footprint size for a building involving a single use shall be 10,000 square feet.
48. Buildings larger than 10,000 square feet are subject to approval of a Conditional Use.
49. Permitted, including utility uses, if established as of February 7, 2002, otherwise Conditionally permitted.
50. Such as transit stops, submitted for development after May 21, 2004.
51. Such as switching yards, spur or holding tracks and freight depots, but not within 200 feet of a residential zone.
52. Exclusive of spectator sports facilities.
53. Limited to 0.5 acres in size, unless located on top of a building or structured parking.
54. For individual uses greater than two gross acres, in addition to the criteria found in Section 40.15.15.3.C. for Conditional Use, the use must be transit supportive. [ORD 4584; June 2012]
55. Manufacturing uses that exceed 10,000 square feet in floor area require Conditional Use approval.

20.20.25.

56. Manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities shall meet the following requirements:
 - a. Activities are entirely enclosed within a building or structure whose appearance is compatible with normal industrial or office building design.
 - b. Odors, noise, vibrations or other emissions are controlled within the confines of the building or structure.
 - c. Are not for servicing or use by the general public.
 - d. Do not entail outdoor storage of raw materials, finished products, animals or livestock.
 - e. Do not entail movement of heavy equipment on and off the site, except truck deliveries.
 - f. Do not involve bringing live animals or the waste or by product of dead animals to the site.
 - g. Do not involve outdoor testing of products or processes on the site.
 - h. Do not involve highly combustible, explosive or hazardous materials or waste.
 - i. Examples of uses which normally meet all of the above characteristics include but are not limited to: printing, publishing, communications equipment, electronic components, measuring, analyzing and controlling instruments manufacturing.
57. Any use having the primary function of storing, utilizing or manufacturing of explosive material is Prohibited.
58. As an accessory use, not to exceed 25% of the primary use.
59. Use Restriction 58 does not apply to lawfully established warehouse uses existing prior to effective date of this zone.
60. Permitted only within multiple use developments, as long as the floor area of this use does not exceed 50% of the total proposed floor area within a multiple use development.
61. Exclusive of trucks, vehicles, or heavy equipment.
62. On a location containing an existing tower supporting one carrier and shall be consistent with other approvals.
63. Provided the buildings or structures are not exclusively used for single-family or multi-family residential purposes.
64. Not permitted on single family dwellings.
65. W3 when located on streetlights or utility poles in the right-of-way of designated Collector, Neighborhood Route, or Local Streets; W2 when located on streetlights or utility poles in the right-of-way of designated Freeways and Arterial Streets.

20.20.25.

66. [ORD 4578; March 2012] The requirements identified in Section 20.20.40. apply.
67. [ORD 4600; February 2013] Job Training and Vocational Rehabilitation Services are allowed as a Permitted Use, all other Commercial Schools required Conditional Use approval.
68. Food Cart Pods are exempt from the Site Development Standards of 20.20.10 but are subject to the standards of 60.11 of the Development Code. [ORD 4662; Sept 2015]

20.20.30. OTHER TC-MU AND TC-HDR ZONING REQUIREMENTS

1. A Planned Unit Development approval pursuant to Section 40.15.15.4. shall be required for the following: [ORD 4584; June 2012]
 - A. Phased development projects; or
 - B. Development of sites greater than five acres.

20.20.35. OTHER SC-E ZONING REQUIREMENTS

1. No service roads, spur trackage, hardstands, outside storage areas, etc. shall be permitted within required yards adjacent to Residential districts or Multiple Use districts where residential uses are allowed. [ORD 4584; June 2012]
2. Other required conditions:
 - A. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building unless screened by a sight-obscuring fence or wall.
 - B. Storage yards shall be drained and surfaced with crushed rock or pavement except in those portions of the lot maintained as landscaped areas.
 - C. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards. All areas for storage of waste shall be fully screened.

20.20.40. OTHER SC-S ZONING REQUIREMENTS

1. [ORD 4578; March 2012] As to any and all property within the SC-S zoning district, approval of a Conditional Use Permit – PUD (Planned Unit Development), pursuant to Section 40.15.15.4. of the Development Code, shall be required prior to, or concurrent with, any land division or other land use approval(s) for the same property or any portion of the same property.
2. [ORD 4578; March 2012] On or before the full development or redevelopment of all property lying within the SC-S zoning district, the following development levels shall be met:

20.20.40.2.

- A. A minimum of 1899 residential dwelling units, but no more than 5,115 residential dwelling units; and
 - B. No more than 10,960,500 square feet of non-residential development.
3. [ORD 4578; March 2012] An applicant for a land use approval, other than a Sign Application, for any and all property within the SC-S zoning district shall demonstrate, through the submittal of a land use analysis, that the minimum and maximum development levels identified in Section 20.20.40.2. have been or will continue to be met when all properties within the SC-S zoning district have been divided or developed or both.
4. [ORD 4578; March 2012] An applicant for a land use approval, other than a Sign Application, for any and all property within the SC-S zoning district shall demonstrate that the application complies with the Traffic Impact Analysis required by Section 60.55.20., associated with the effective Conditional Use Permit – PUD (Planned Unit Development) as to all property within the SC-S zoning district. Prior to approval for development of the minimum 1,899 dwelling units required by Section 20.20.40.2. of this Code, the TIA shall account for all vehicle trips associated with the minimum 1,899 dwelling units as existing conditions, whether or not the units have been approved or developed. Subsequent to approval of the minimum amount of dwellings in the district, the TIA shall account for actual existing conditions. In either case, vehicle trips associated with proposed non-residential development within the SC-S zone are additional to the existing conditions. The TIA shall identify appropriate measures to mitigate on-site and off-site deficiencies for all phases of the proposed development and demonstrate how the recommended mitigation is roughly proportional to the identified impacts created by the additional vehicle trips to be generated by the proposed development. [ORD 4599; February 2013]
5. No more than 80 percent of non-residential development approved through a Conditional Use Permit – PUD (Planned Unit Development) application may be constructed prior to construction of the minimum dwelling requirement for the properties located within the SC-S zoning district. Once the minimum dwelling unit requirement for the properties located within the SC-S zoning district is constructed and has received Certificate of Occupancy, construction of the remaining 20 percent non-residential development may resume.

20.25. DENSITY CALCULATIONS**20.25.05. Minimum Residential Density.**

- A. New residential development in all Residential, Commercial, and Multiple Use districts which permit residential development must achieve at least the minimum density for the zoning district in which they are located. Projects proposed at less than the minimum density must demonstrate on a site plan or other means, how, in all aspects, future intensification of the site to the minimum density or greater can be achieved without an adjustment or variance. If meeting the minimum density will require the submission and approval of an adjustment or variance application(s) above and beyond application(s) for adding new primary dwellings or land division of property, meeting minimum density shall not be required.

For the purposes of this section, new residential development shall mean intensification of the site by adding new primary dwelling(s) or land division of the property. New residential development is not intended to refer to additions to existing structures, rehabilitation, renovation, remodeling, or other building modifications or reconstruction of existing structures.

Minimum residential density is calculated as follows:

1. Refer to the definition of Acreage, Net. Multiply the net acreage by 0.80.
2. Divide the resulting number in step 1 by the minimum land area required per dwelling for the applicable zoning district to determine the minimum number of dwellings that must be built on the site.
3. If the resulting number in step 2 is not a whole number, the number is rounded to the nearest whole number as follows: If the decimal is equal to or greater than 0.5, then the number is rounded up to the nearest whole number. If the decimal is less than 0.5, then the number is rounded down to the nearest whole number.

20.25.05.

- B. **Residential Density Averaging.** Within a single land use zone, residential densities may be averaged across a property in order to allow for a variety of housing types, provided that the property is within a single, contiguous ownership, except that within a PUD may be averaged across multiple land use zones provided that the applicant demonstrates that the proposed development is compatible with existing and planned development on neighboring parcels. For the purposes of this standard, properties within a single, contiguous ownership also include those properties separated only by a street. [ORD 4584; June 2012]
- C. **South Cooper Mountain Community Plan.** Within the South Cooper Mountain Community Plan *Table 2: Land Use Designations and Capacity Estimates* outlines the density capacity expectations for development of land within the South Cooper Mountain Community Plan Area. The Land Use Implementation Policies of the Community Plan include policies that outline application of zoning and deviations from the capacity estimates of Table 2. [ORD 4652; February 2015]

20.25.10. **Floor Area Ratio**

- A. **Floor Area.** Floor Area is dependent upon whether residential development is involved or not. Residential only development is governed by minimum and maximum densities. Mixed Use Development (as defined in Chapter 90) and non-residential development are governed by minimum and maximum Floor Area Ratios. Floor Area Ratio (FAR) is the amount of gross floor area in relation to the amount of net site area, expressed in square feet. For Mixed Use Developments, no maximum limitation shall be placed on the number of dwelling units permitted. Multiple use developments with single use residential buildings are governed by residential density and FAR provisions, as calculated by 20.25.10.C, below. [ORD 4584; June 2012]
- B. **Permitted Density.** Except as otherwise approved through the Final Planned Unit Development process, phased development may be proposed so long as each phase complies with the minimum density.

20.25.10.

- C. **Method of Calculating Floor Area Intensity.** Required minimum FARs shall be calculated on a net acre basis, as defined by Acreage, Net. [ORD 4584; June 2012]

For Multiple Use Developments with single use residential buildings, residential densities and non-residential FARs shall be implemented as follows: [ORD 4584; June 2012]

Net buildable acres multiplied by the percentage of proposed residential use,

= land available to residential development,
multiplied by minimum residential density,
= minimum number of dwelling units required.

Net buildable acres multiplied by the percentage of proposed non-residential use,

= land available to non-residential development,
multiplied by the minimum FAR,
= minimum number of non-residential square footage required.

Example of Density and Floor Area Ratio
Estimates for a Multiple Use Development

District	TC-MU
Net Buildable Acres	5 acres
Residential Acreage	1 acre (20%)
Minimum Dwelling Units	24 Units
Retail Acreage	4 acres
Minimum Retail Square Footage (4 acres * 43,560 sq. ft./acre * 0.5 FAR)	87,120 sq. ft.

[ORD 4584; June 2012]

- D. **Multiple Buildings.** For developments or phases that involve multiple buildings, the FAR may be averaged by totaling the square footage of the buildings divided by the square footage of the net acreage of land within such development or phase.

20.25.10.

- E. **Planned Unit Development and Design Review Build-Out Concept Plan.** Projects may use the Planned Unit Development (PUD) or the Design Review Build-Out Concept Plan (DRBCP) process to develop a site in phases to achieve the minimum FAR established in this section. Such projects must demonstrate in the submittal plans how future development of the site, to the minimum development standards established in this ordinance or greater, can be achieved at ultimate build out of the PUD or DRBCP. The DRBCP may be used if the only Site Development Requirement being phased, altered, or otherwise varied is the minimum FAR. If any other Site Development Requirement is being phased, altered, or otherwise varied, the PUD process is to be used.

[ORD 4584; June 2012]

20.25.15. Density Allowances.

- A. **Accommodating Residential and Floor Area Density.** Residential and Floor Area density may be accommodated on a site where undevelopable areas cannot practicably allow development. The density allowance may be transferred from undevelopable areas to developable areas. Where higher intensity is proposed greater than the Code allowance, a PUD approval is necessary.
- B. **Maximum Density.** Maximum Residential and Floor Area density is calculated based upon site gross acreage.

20.25.20. Supplemental Multiple Use Density Standards.**A. Regional Center.**

1. To accommodate smaller lot sizes within the RC-TO zone that existed prior to December 9, 1999, the required minimum floor area ratio for multiple use or non-residential developments may be further modified based upon lot dimensions, as follows:

Minimum Site Width		Minimum Site Depth			
		0-120'	121'-139'	140'-175'	176'+
	0-100'	0.1	0.2	0.25	0.25
	101'-200'	0.1	0.3	0.45	0.45
	201'+	0.1	0.45	0.45	0.60

[ORD 4312; July 2004]

When provisions are made off-site for required parking, the permissible FAR shall be governed by 20.20.15.C regardless of site dimensions.

2. Maximum Floor Area Ratio for multiple use developments involving residential use in the RC-E Zone.

The maximum permitted FAR in the RC-E Zone for a multiple use project involving residential use shall be determined by the mix of uses and ratio thereof in accordance with the following:

		% Residential Floor Area							
		<20	20	30	40	50	60	70	80
% Non-Residential Floor Area	20	1.7							
	30	1.6							
	40	1.55							
	50	1.5							
	60	1.4							
	70	1.3							
	80	1.2							
	90	1.1							
	100	1.0							

[ORD 4259; September 2003]

Represents factor to be multiplied times the maximum permitted FAR for a non-residential, or non-multiple use development to determine permitted FAR.

20.25.20.A.

3. The minimum residential density in residential only projects shall be restricted based upon lot dimensions, as follows:

Minimum Site Width		Minimum Site Depth		
		0-100'	101'-139'	140'+
	0-150'	0 DU/Acre	12 DU/Acre	**
	151'-200'	10 DU/Acre	24 DU/Acre	**
	201'+	10 DU/Acre	**	**

** Governed by standards set forth in 20.20.15.B.

When provisions are made off-site for required parking, the permissible FAR shall be governed by 20.20.15.B regardless of site dimensions.

[ORD 4584; June 2012]

B. Town Center.

1. When a Planned Unit Development or Design Review Build-Out Concept Plan is approved, phased development may be proposed, so long as an approved Phasing Plan is submitted as part of a PUD / DRBCP which demonstrates how required densities will be accomplished upon completion of the final phase. This could be accomplished by identifying future building sites, identifying plans for future intensification of existing buildings through the addition of more square footage, or by identifying future redevelopment of parking areas to more intensive land uses. In all cases, the phasing plan should demonstrate that proposed development will not preclude the ability to establish an urban street grid and urban levels of development as the Town Center matures.
2. Existing development, which either exists or is the subject of a vested development application as of September 17, 1999, shall not be deemed nonconforming solely on the basis of failure to meet the minimum FAR or residential density requirements. With redevelopment of the site, an approved phasing plan demonstrating how the development will meet the applicable FAR and residential density requirements upon final buildout must be submitted prior to issuance of necessary land use permits.